

2007 Comp Plan Map Amendments - Planning Commission Briefing

2007-M-03

Maple Valley Highway Corridor

April 4, 2007

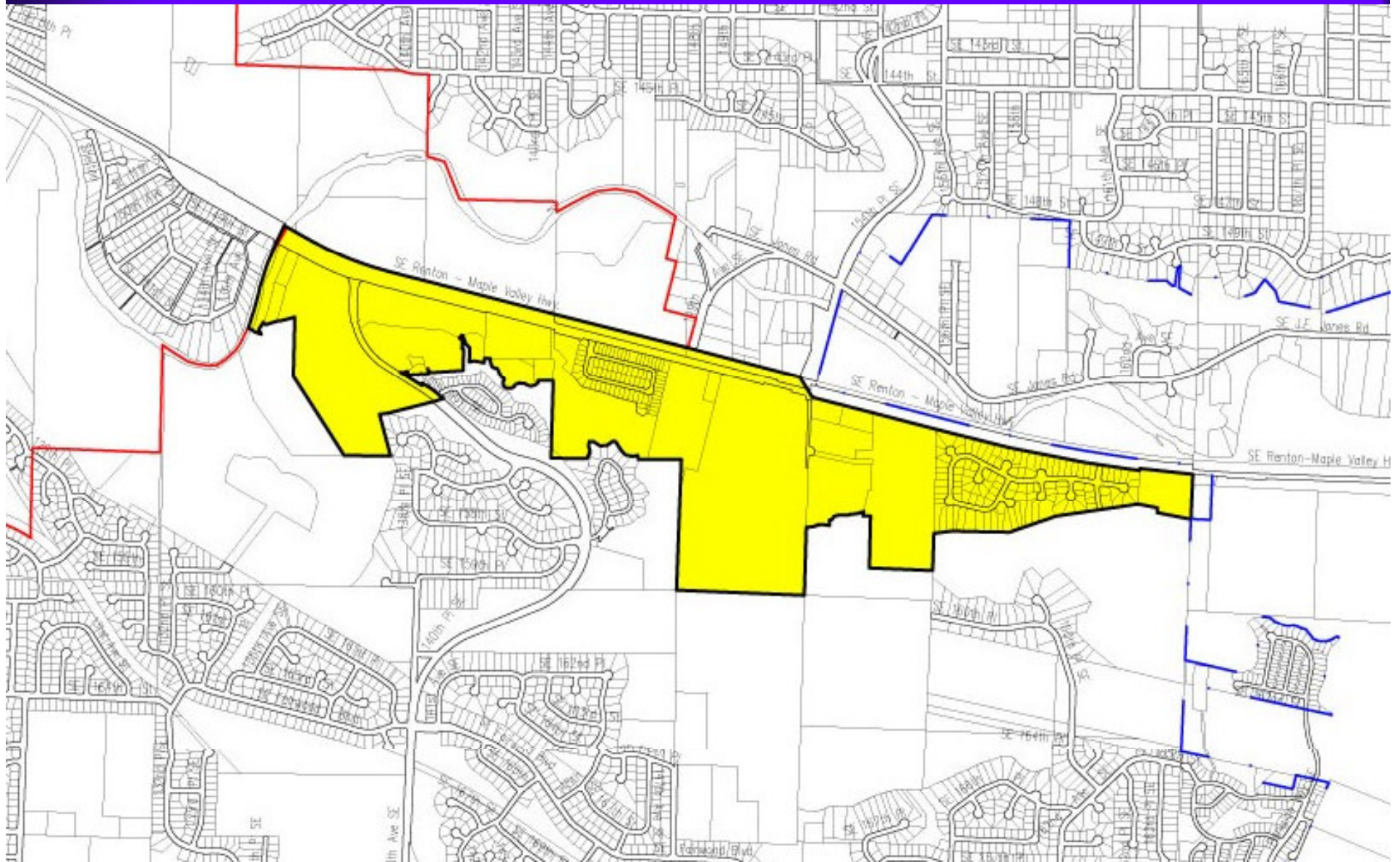
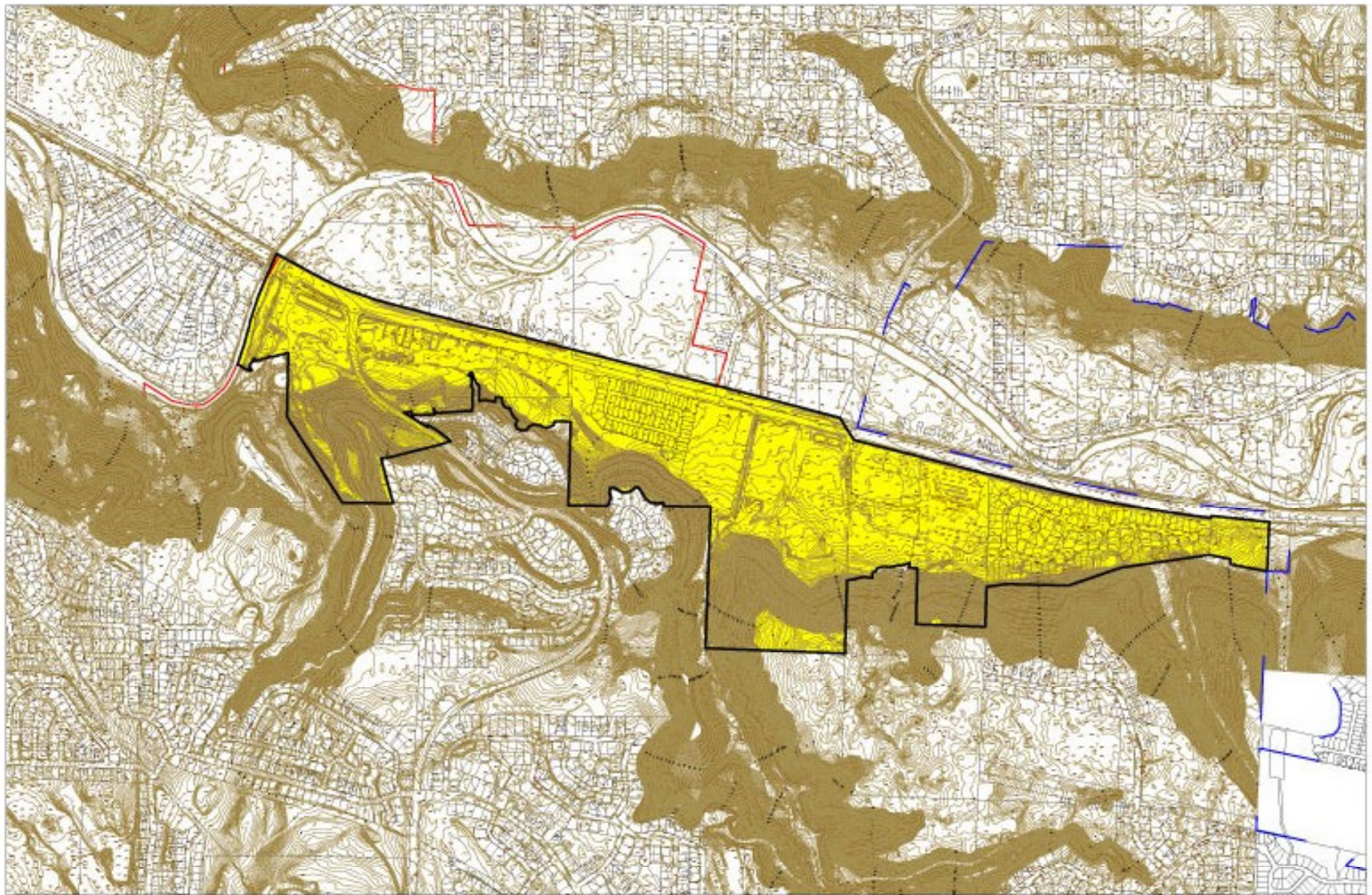


Exhibit 1. Vicinity Map

Background

- ◆ Site located east of the recently annexed Maplewood Addition Annexation along the Renton – Maple Valley Highway
- ◆ Southern portion of area defined by steep slopes
- ◆ Area includes expanded portion of the Maplewood Addition Annexation area deleted in November
- ◆ Area under consideration comprises approximately 285 acres
- ◆ County designates most of area along south side of highway Urban Residential, Medium, 4-12 du/ac



Maple Valley Hwy Corridor (2007-M-03) Topography Map



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Alex Pietsch, Administrator
C.E. Fessel
10 January 2007

— Study Area
— 1m Interval Contour

0 1200 2400



1 : 14400



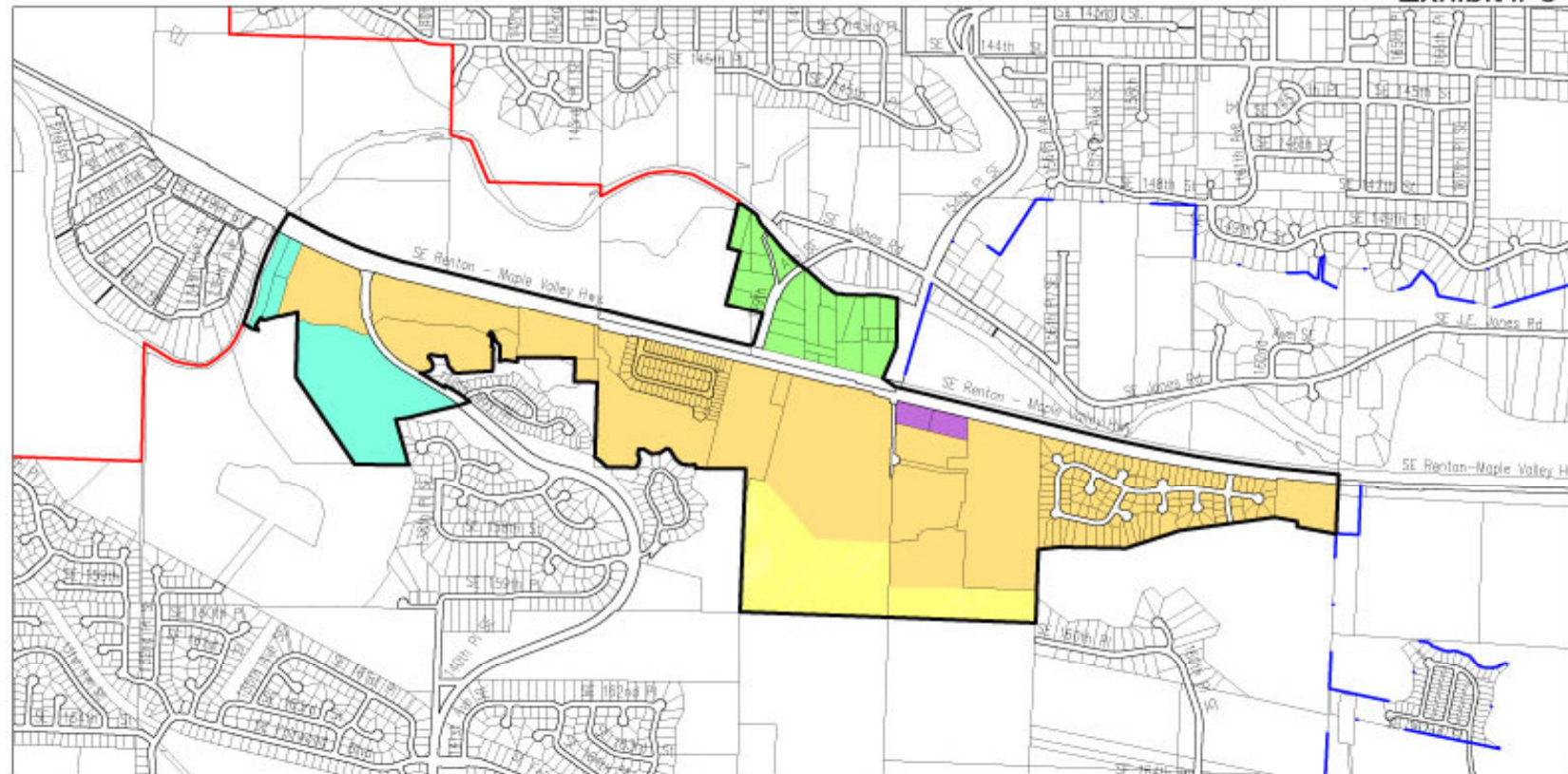
Background, continued

- ◆ County designation along north side of highway is Greenbelt/Urban Separator
- ◆ Under County zoning most of area zoned R-4 and R-12
- ◆ In 1993 Renton designated most of area RLD, when it was still relatively undeveloped
- ◆ Renton amended its Comp Plan in 2006 for 30-acre portion of area
 - Changed RLD designation to CC and RMD for portions of former Aqua Barn site
 - CC portion previously designated Neighborhood Business on County Comp Plan

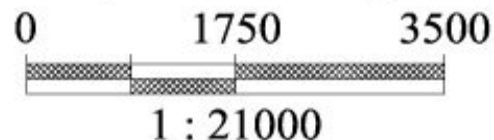
County Comprehensive Plan Land Use

Existing King County Comprehensive Plan

Exhibit # 3



Maple Valley Highway Corridor (2007-M-03) Comp Plans



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C.E. Feasel
02 April 2007

- Urban Growth Boundary
- Renton City Limits
- Study Area

King County Comp Plan Designation

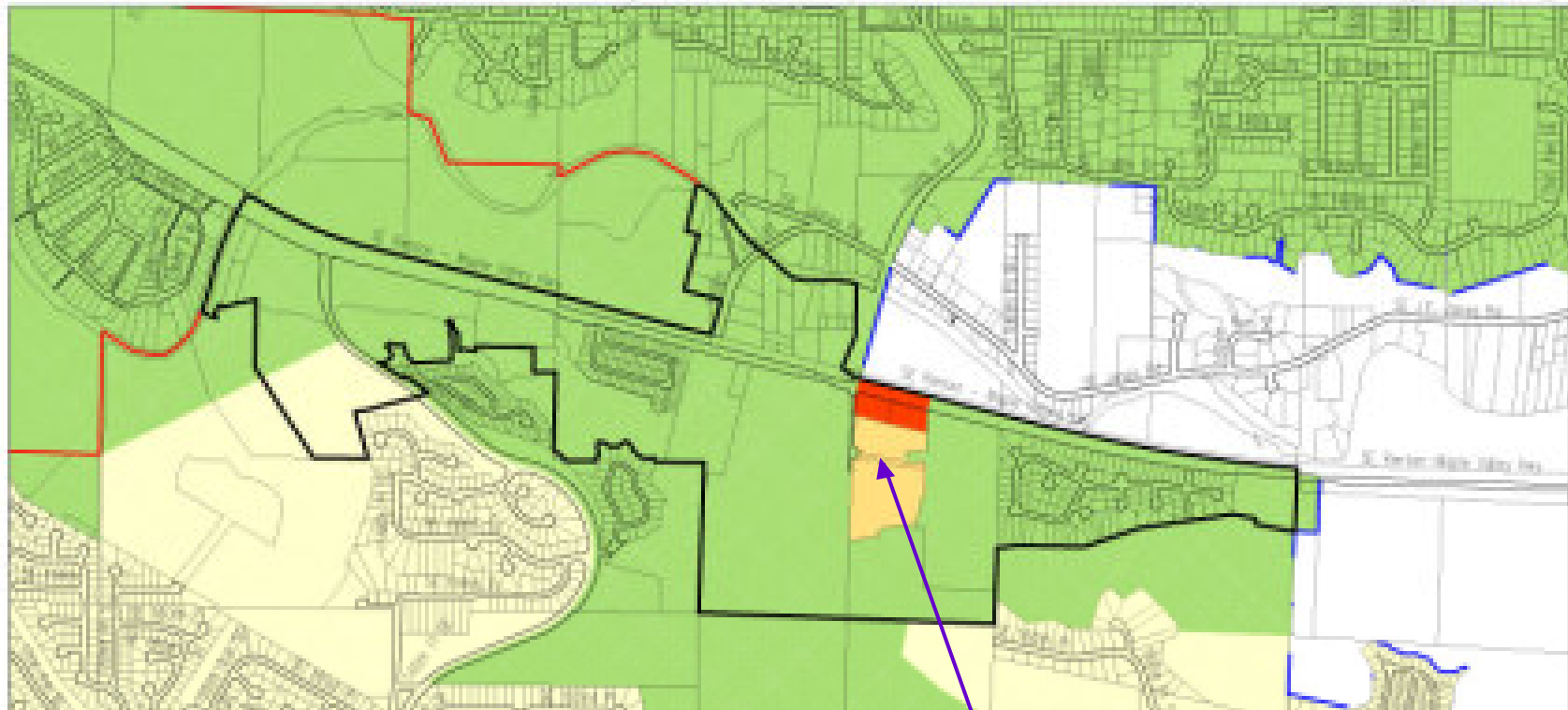
-  KC owned Open Space/Recreation
-  Greenbelt / Urban Separator
-  Neighborhood Business Center
-  Urban Residential, Low (1 DU/AC)
-  Urban Residential, Med (4 -12 DU/AC)



Renton Comprehensive Plan Land Use

Existing Renton Comprehensive Plan

Exhibit # 2



Maple Valley Highway Corridor (2007-M-03) Comp Plans

0 1750 3500

1 : 21000

City of Renton Comp Plan Designation

- CC - Commercial Corridor
- RLD - Residential Low Density
- RMD - Residential Medium Density
- RS - Residential Single Family

- Urban Growth Boundary
- Renton City Limits
- Study Area



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C.F. Forest
60 April 2007

Area amended in
2006

33.0-acres total





Pioneer Place Subdivision - New single-family housing in the study area.



Photo on left shows existing two-story Aqua Barn Apartments at density of ± 17.6 du/net acre on the subject site.

Photo on right shows the large Renton Assembly of God Church and its large parking lot that abuts the Renton – Maple Valley Highway (SR-169) immediately west of the subject site.

Issues

- ◆ Should Renton change its existing RLD Comp Plan designation that covers most of area* to better reflect development that has occurred in area since this designation was first applied?
- ◆ Should City Comp Plan designations reflect an approach consistent with current development patterns and uses or continue with existing City policy?
- ◆ Should individual parcels be prezoned consistent with new land use designations thereby facilitating future annexation?

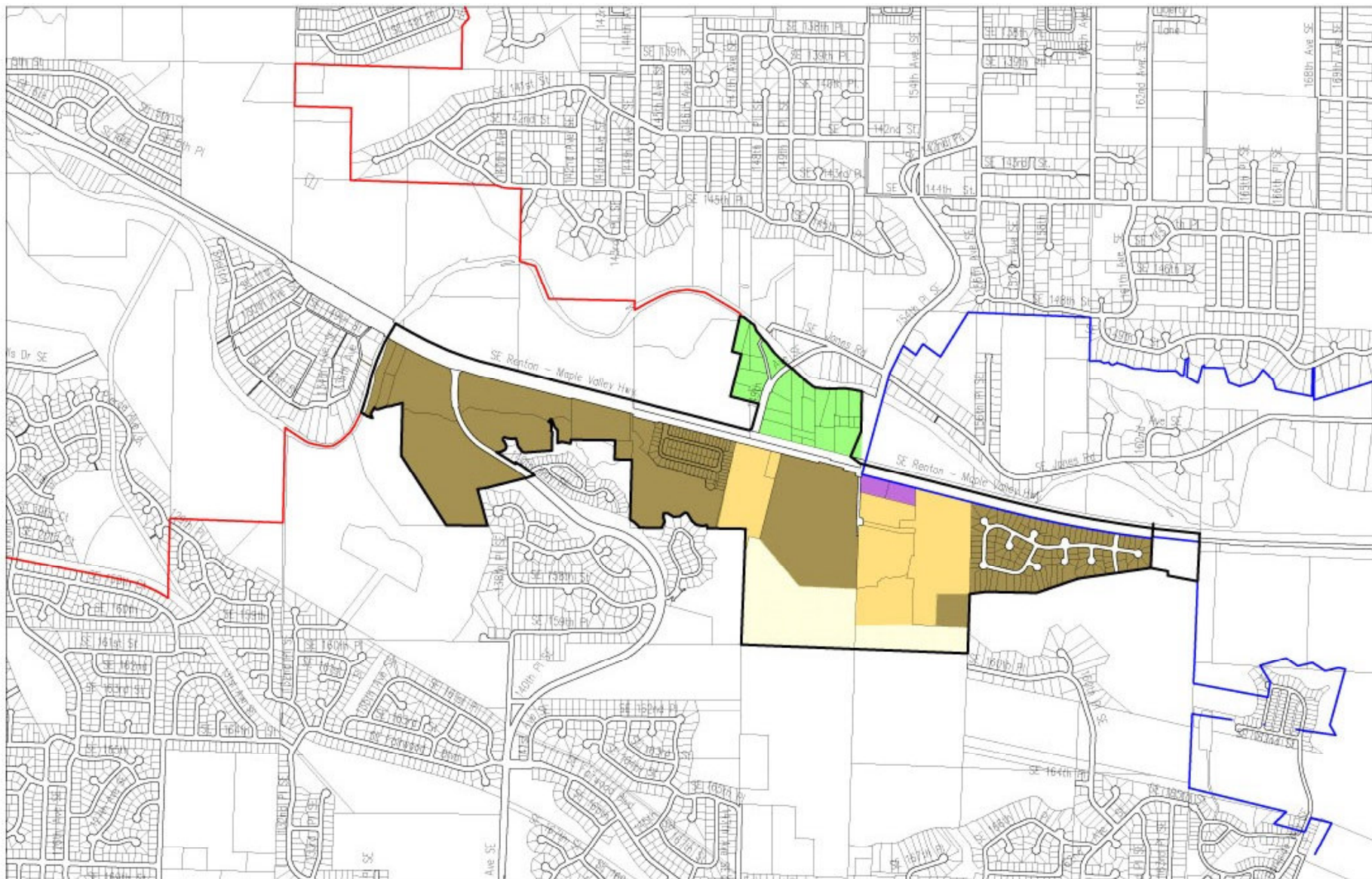
** Approximately 30 acres were redesignated in 2006*

Current County Comp Plan Land Use Designations & Zoning

- ◆ Under County land use designations most of frontage along highway is designated Urban Residential, Medium, 4-12 du/acre (gross)
- ◆ 3 acres of former Aqua Barn site fronting on SR-169 designated Neighborhood Business
- ◆ Upland areas to south typically designated Urban Residential, Low, 1 du/acre (gross) or County Owned Open Space
- ◆ Properties on north side of highway south of Cedar River designated Greenbelt/Urban separator

Existing Development Characteristics

- ◆ County R-4 zoning predominates on south side of highway
- ◆ Most of former Aqua Barn site zoned R-12 (12 du/gross acre)
- ◆ 3-acres east of 153rd Avenue SE zoned Neighborhood Business
- ◆ North side of highway zoned UR, Urban Reserve



Maple Valley Hwy Corridor (2007-M-3) King Co. Zoning Exhibit # 4

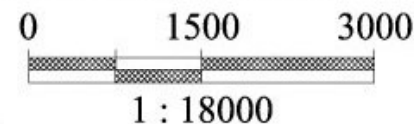


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 30 March 2007

King County Zoning Designation

R-1	UR
R-4	Neighborhood Business
R-12	

City Limits
Urban Growth Boundary



Existing Development Characteristics

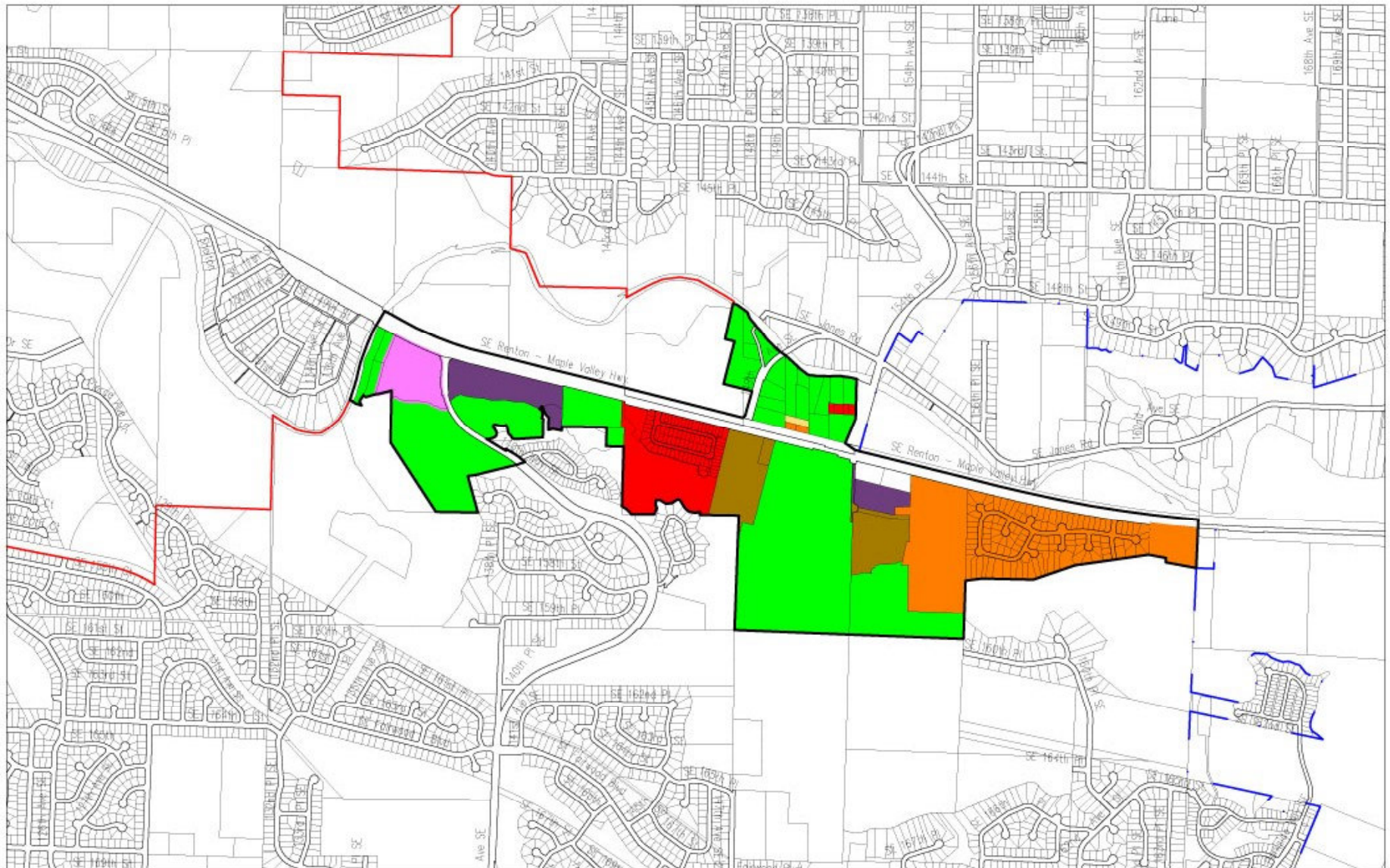
Gross Densities

- ◆ New apartment complexes and condos such as Molasses Creek Condos, Cedarwood Apartments, Valley Springs Apartments, and River Valley Condos greater than 12 du/gross acre
- ◆ Three existing manufactured housing parks in the 6.0 to 9.9 du/gross acre range
- ◆ Existing single-family in the 4.0 to 8.0 du/gross acre range
- ◆ New Life Church property, upland properties, and conservation areas at less than 1.0 du/gross acre

Existing Development Characteristics

Net Densities (as measured in Renton)

- ◆ Densest developments are the Molasses Creek Condominiums west of 144th Ave SE and the Valley Spring Apartments, which exceed 16 du/net acre
- ◆ Cedarwood Apartments east of 144th Ave SE is in the 14 to 16 du/net acre range followed by River View Condos and Wonderland Estates both in the 10 to 12 du/net acre range
- ◆ Pioneer Place, a new single-family subdivision has a net density in the 8-10 du/net acre range, and
- ◆ The condominium manufactured housing park east of the Aqua Barn site and Valley Faire No. 1 subdivision are in the 4-6 du/net acre range.

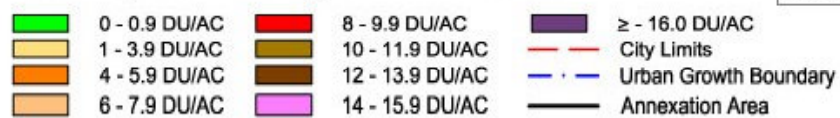


Maple Valley Hwy Corridor (2007-M-3) Net Densities

Exhibit # 6



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 30 March 2007



0 1500 3000

1 : 18000



Initial Conclusions

- ◆ Renton's RLD Comp Plan land use designation for much of the area no longer reflects development that has primarily occurred since 1993
- ◆ The RLD land use designation continues to seem appropriate on the upland areas to the south and the area on the north side of SR-169 east of Ron Regis Park, prone of river flooding
- ◆ There appears no need to revisit the former Aqua Barn Site area that was redesignated in 2006

